



THE VALLEY AT WINTER PARK
WATER DISTRICT

**MINUTES OF THE SPECIAL MEETING
OF THE BOARD OF DIRECTORS**

A special meeting of the Board of Directors of the Valley at Winter Park Water District on Wednesday, February 4, 2026, at 6:00pm online via Zoom. The meeting was open to the public.

Attendance:

Directors:

Matt Kirsch, President
John Clagett, Treasurer
Dan Krupp, Secretary
Liz Adams, Vice President

Other attendees:

Jessica Mendoza, Purrington Civil
Doug Bellatty, District Operator
Sarah Shepherd, District Management
Peter Kline, District Management
Sujata Trehan, District Management

Public Attendees:

Addie Artzer
Michael
Will Parker - Semocor
Vincent Caruso – buying Lot 6
Tom Sangster
Barry Waryanka – Lot 41

Call to Order/Agenda/Declaration:

Director Kirsch called the meeting to order at 6:01 pm and declared a quorum with all four Directors in attendance. No conflicts of interest were stated. The updated Agenda, without the Executive Session, was approved by acclamation.

Additional Citizen Items:

No items were presented.

Financial:

Rate and District Capital Project and Maintenance presentation

Director Matt Kirsch shared a presentation on the District's history and compliance with State regulations. Director Kirsch, on behalf of the Board, invited the public to share their input regarding fee or special assessment increases. Discussion followed. Director Clagett enquired about the expected life expectancy of the media. Discussion followed. The Board reviewed the Rate Increase options as presented. Discussion followed.

Public Hearing to set the 2026 water rates

Upon motion by Director Adams, and seconded by Director Clagett, the Board voted 4-0 to open the Public Hearing at 6:37pm.

Barry Waryanka noted that his preferred Option 1 as presented. Discussion followed.

Tom Sangster noted that he also prefers Option 1, as presented, to build extra funds into the budget to deal with any Arsenic issues. Additional discussion by the Board followed.

Upon motion by Director Adams, and seconded by Director Kirsch, the Board voted 4-0 to close the Public Hearing at 6:49 pm. Additional discussion followed regarding various approaches to the fee increase and the impact on the reserves.

Consider resolution to adopt 2026 water rates

Upon motion by Director Adams, and seconded by Director Clagett, the Board voted 4-0 to adopt a resolution to set water fees for 2026 to \$4,200 per year and ensure that the resolution only stipulates a \$4,200 fee and no special assessment is being charged at this time.

Consider ratification of claims payable

Peter Kline presented the claims for period ending January 31, 2026, for ratification. Discussion followed. Upon motion by Director Clagett, and seconded by Director Adams, the Board voted 4-0 to ratify the claims payable, as presented.

Presentation of Financial Reports for December 31, 2025

Peter Kline presented the Draft of the Year End statement. Discussion followed. It was noted that the December 31, 2025 Audit process will be starting soon.

Construction and Operation Update

Jessica Mendoza gave the Board an update on the Construction project. The ARV manhole has been installed at Well T2. After the connection was made a leak was noticed, and subsequently fixed. A main line was also hit, which was also repaired. A pipe frozen at both wells, and the system had to be flushed out to clear out additional chlorine after both were thawed. All issues have been fixed, and the system has been pressure tested and is up and running.

Additional pressure testing at Well T6 will be completed soon. Continued grading and crushed asphalt will be delivered and installed on the site. Cracked and leaking flanges will be replaced soon. The missing trim and “Dark sky compliant” lights will also be replaced soon. Purrington will be completing the drafting of a punch list of items, and a punch list walk will be held later in the Spring.

A minor change order will be presented to cover the cost of the light fixtures that we changed after the original plan was approved. Director Krupp noted that he would like to join the punch list walk. Doug Bellatty noted that they are there to assist with any tasks, and that Jessica Mendoza had already given a comprehensive update.

Director Clagett enquired about the warranty. Sarah Shepherd noted that the warranty is typically a minimum of one year after the final acceptance. Some parts may have a longer warranty period.

Administrative items:

Consider approval of minutes from October 30, 2025, November 19, 2025, and January 6, 2026, meetings.

Upon motion by Director Adams, and seconded by Director Krupp, the Board voted 4-0 to approve the minutes from October 30, 2025, November 19, 2025, and January 6, 2026, meetings, as presented.

Operator Contract Update

Doug Bellatty gave the Board an update on operations and present the COH2O contract renewal for operations. COH2O did not present a fee increase. If the Board approves the contract renewal, COH2O will renew its insurance and will continue to provide services to the District. Payment for the insurance policy premium is billed to the District as an annual fee lump sum. Discussion followed regarding the Operators tasks and charges.

The Board reviewed an additional operator proposal. Will Parker, President, presented their proposal and introduced of Semacor Inc.

Additional discussion followed as the Board considered the pros and cons of each Operator.

Upon motion by Director Clagett, and seconded by Director Krupp, the Board voted 4-0 to approve extending the COH2O contract for 2026, pending contract and insurance approval and verification by the District that both are sufficient.

Legal items:

No Executive Session was held – this item has been rescheduled to the next regular Board meeting.

Additional Board Member/Management items:

No additional items were presented.

Adjournment:

There being no further business on the agenda, the Board approved by acclamation to adjourn the meeting at 8:38 p.m.

The next regular meeting is scheduled for March 18, 2026, at 6:00 p.m. via Zoom.

Sarah Shepherd

Secretary for meeting